



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, MARCH 9, 2005 -- 7:00 P.M.

Please refer to compact disk #03-09-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Phil Micciche, Chair; Michael Burke, Vice Chair D. Michael Kane, Thomas O'Donnell, Lee Quintana, Joanne Talesfore and Morris Trevithick

Absent: None

Others: Assistant Community Development Director Randy Tsuda, Planning Technician Rachel Bacola, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on his right to be called Citizen Ray per guidelines in the Brown Act, a 15-year fight in Orinda for open space and the responsibility of the Planning Commission over the Development Review Committee (DRC) to make land use decision.

APPROVAL OF MINUTES

February 23, 2005 - Minutes could not be approved since they were incorrectly noted on the agenda as February 9, 2005. February 23, 2005 minutes will be agendized for the March 23, 2005 Planning Commission meeting.

CONSENT CALENDAR - NONE

CONTINUED PUBLIC HEARING - NONE

NEW PUBLIC HEARINGS

ITEM 1 **770 W. Parr Avenue**
Subdivision Application M-04-012

Requesting approval of a two lot subdivision on property zoned R-1:8. APN 406-26-016
PROPERTY OWNER/APPLICANT: Naser and Fatemeh Asgari

PUBLIC TESTIMONY by Naser Asgari, Warren Heid and Rich Rifredi.

Mr. Tsuda clarified that final action needed to be taken on the map as governed by State Law by March 29, 2005. Mr. Korb suggested Commission act on the motion to continue and then ask the applicant for his approval to hear this after the deadline date.

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Talesfore to continue the item. Passed unanimously.

Mr. Korb noted that since the next Planning Commission meeting of March 23, 2005 will not allow the applicant enough time to rework the map before the March 29, 2005 deadline that the Commission ask the applicant to waive the deadline and continue to a date certain.

Chair Micciche called Mr. Asgari to state for the record that he is agreeable to waive deadline. Mr. Asgari agreed and suggested the first meeting in April. Mr. Tsuda suggested April 13, 2005.

Motion by Commissioner Quintana and seconded by Commissioner Trevithick to continue to April 13, 2005.

Motion carried 7-0.

No appeal rights since no final action was taken.

ITEM 2 **Commercial Design Guidelines**

Consideration of Town-wide Commercial Design Guidelines. It has been determined that this project could not have significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act (Section 1506 (b)(3)).

APPLICANT: TOWN OF LOS GATOS

PUBLIC TESTIMONY - None

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Trevithick to continue the Commercial Design Guides to the Planning Commission meeting of March 23, 2005 as requested.

Motion carried 7-0.

No appeal rights since no final action taken.

CONTINUED OTHER BUSINESS - NONE

NEW OTHER BUSINESS

Sub-Committee Reports

General Plan Committee - Commissioner Burke reported on a) the proposed scope of work for a set of residential guidelines to aid purchasers or current owners of residential property and, b) a resolution defining an intensification or change to a condition use permit.

Historic Preservation Committee - Commissioner O'Donnell reported on action taken on two projects.

Report from Director of Community Development - Mr. Tsuda discussed a request by the applicant of 15315 Kennedy Road for a study session. After discussion/comments by the Commission, it was determined that instead of a study session the applicant would be allowed additional time for presentation when the project is heard at a future Planning Commission meeting.

ADJOURNMENT

Chair Micciche adjourned the meeting at approximately 8:50 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
March 9, 2005

Phil Micciche, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development